

Mr Martin Rice
3 Thistle Way
Southwater
RH13 9GX

NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

**TOWN & COUNTRY PLANNING ACT 1990: S192 (AS AMENDED BY S10 OF THE PLANNING
AND COMPENSATION ACT 1991)**

**TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND)
2015**

Application No: DC/26/0053

1. Refusal

Horsham District Council by this notice **refuses** the application made under s192 of the Town and Country Planning Act 1990 (as amended) dated 18th February 2026 (reference DC/26/0053) for the matters referred to in paragraph 2 in respect of the land described in paragraph 3 for the reasons set out in paragraph 4.

2. Matters

Erection of a single storey rear extension (Lawful Development Certificate - Proposed).

3. The land to which this refusal relates

3 Thistle Way, Southwater, West Sussex, RH13 9GX

4. Reason for refusing this application

- 1 The development would not be permitted by Class A of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended, as the proposed extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse contrary to Class A.1(j) of the Order.

5. Schedule of plans/documents

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing and proposed	NONE	04.02.2026
Location & Block plan		NONE	04.02.2026
Location plan		NONE	13.01.2026

Your right to appeal

Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at **www.gov.uk/appeal-lawful-development-certificate-decision**.

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, flowing script.

Emma Parkes
Head of Development and Building Control

Date: 18/02/2026